



# **City of Kalamazoo**

## **Consolidated Annual Performance and Evaluation Report**

**Program Year 2024**

**July 1, 2024 - June 30, 2025**

**DRAFT**

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Completion Date:

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Attachments:

- PR26—CDBG Financial Summary Report
- PR26—CDBG-CV Financial Summary Report
- PR33—HOME Match Liability Report
- HOME Match Report 40107A
- 2024 Public Comment Period and Hearing Notice

## EXECUTIVE SUMMARY

The Consolidated Annual Performance Evaluation Report (CAPER) is an assessment of the city's federally funded programs and activities required by the U.S. Department of Housing and Urban Development (HUD). At the end of each program year, the CAPER provides information on the grant funded activities performed by the City of Kalamazoo and its subrecipients.

Program Year (PY) 2024 (July 1, 2024 – June 30, 2025) was the final year of a six-year reporting period under the City of Kalamazoo's 2019 – 2024 Consolidated Plan. Approval was given by HUD in 2023 to extend the 2019 – 2023 5-Year Consolidated Plan by one program year. This was to allow the city to align the public engagement processes for both the new 2025-2029 Consolidated Plan and the Imagine Kalamazoo Master Plan. The 2019-2024 Consolidated Plan expired in June of 2025.

The CAPER provides information to both the general public and federal government on the Community Planning and Economic Development Department's evaluation of progress in addressing the priorities of the Consolidated Plan. The CAPER details the activities funded by Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds, which are annual entitlement allocations from HUD. It also provides information on any special HUD funding (CDBG-CV and HOME-ARP), prior year reprogrammed funds, and program income, which are funds generated from a HUD funded activity.

For PY2024, the following table details the entitlement funding received from HUD and funding generated from federally funded activities:

**Table 1: Entitlement Funding for PY2024**

Grant Program	Funding
CDBG entitlement funds	\$1,594,631.00
CDBG program income	\$29,707.02
<b>Total CDBG</b>	<b>\$1,624,338.02</b>
HOME entitlement funds	\$452,542.35
HOME program income	\$404,800
<b>Total HOME</b>	<b>\$857,342.35</b>
<b>TOTAL ALL ENTITLEMENT GRANTS</b>	<b>\$2,481,680.37</b>

As of the date of this CAPER, \$886,042 in PY2024 entitlement funds and \$29,707.02 in program income has been spent. When examining the actual grant dollars drawn from HUD in PY2024, a different picture emerges. During this same time period (July 1, 2024 – June 30, 2025) the city was reimbursed a total of \$3,156,079 in CDBG, CDBG-CV, HOME, and HOME-ARP funds. The difference in dollar amounts is due to previous program year expenditures. Several PY2023 CDBG activities wrapped up in PY2024, and ongoing CDBG-CV, HOME, and HOME-ARP projects account for the increased spending. The city has worked diligently with our subrecipients to resolve activity delays that occurred due to the COVID-19 pandemic.

All of our CDBG subrecipients have completed PY2019 – 2021 and PY2023 activities and only one subrecipient activity remains in PY2022, which is expected to wrap up by the second quarter of PY2025. However, there are still some HOME projects and city activities in older program years that need to be completed.

The use of these funds allowed the city and its subrecipients to leverage approximately \$1,429,977 for CDBG projects and \$16,823,817 for HOME projects that benefited low-income residents. The City of Kalamazoo continues to make every effort to increase the impact of its HUD funding, placing as many resources as possible into direct community services and seeking additional leveraged funds for overall community development.

In addition to the annual allocation from HUD, The city received supplemental funding to assist during the COVID-19 pandemic through CDBG-CV funds (\$1,441,519) from the Coronavirus Aid, Relief, and Economic Security Act (CARES) and HOME-ARP (\$1,881,648) through the American Rescue Plan Act. The CDBG-CV award was received in 2020 and the HOME-ARP grant was awarded in 2021. During program year 2024, the remaining \$107,498.99 of the CDBG-CV grant was completely expended. These dollars were assigned to CDBG-CV administration and tenant-based rental assistance. The activities funded with HOME-ARP dollars got underway in calendar year 2024, and to date \$716,734.83 has been expended. HOME-ARP activities are expected to continue for an additional two years.

Finally, in 2022 the city received a new Lead Based Paint Hazard Control (\$3,971,441) and Healthy Homes grant (\$696,000) from the HUD Office of Lead Hazard Control and Healthy Homes totaling \$4,667,441. Expenditure of these funds began in PY2023 and \$939,531 has been expended.

The City of Kalamazoo continued to focus programs and services to address the needs of residents within the six core CDBG-eligible neighborhoods, which includes Eastside (Census tract 1.00), Edison (Census tracts 9.00, 10.00 and part of 11.00), West Douglas (part of Census tract 5.00), Northside (Census tracts 2.02 and 3.00), Stuart (part of Census tract 5.00), and Vine (Census tract 6.00). These neighborhoods have a minimum of 51 percent low-income persons as defined by HUD and were determined to be the primary focus area in the 2019 - 2024 Consolidated Plan. Residents of these neighborhoods face many interrelated issues such as poverty, lack of affordable housing, substandard housing, and a need for support services.

## **GOALS AND OUTCOMES**

### **Progress towards the Strategic Plan and Action Plan**

The 2019-2024 Consolidated Plan includes a Strategic Plan which outlines the highest priority community development needs to assist the city in targeting funding. The resulting goals from these priorities were developed through a needs assessment of housing, homelessness, special needs populations, and community development, as well as consultations with area agencies and citizen input. Based on the analysis of needs and the input received, the city's goals through PY2024 (July 1, 2024 – June 30, 2025), in no particular order, were as follows:

- Affordable Housing - Improve the amount of decent and affordable housing in the City of Kalamazoo by supporting the maintenance, rehabilitation, and development of accessible owner and renter occupied housing.
- Homeless Assistance - Work towards ending homelessness within Kalamazoo County by supporting the U.S. Department of Housing and Urban Development's Strategic Plan to Prevent and End Homelessness implemented through the Kalamazoo County Continuum of Care.
- Neighborhood Enhancement - Advance the sustainability of CDBG-eligible neighborhoods identified in the Consolidated Plan through the continuation of city services and redevelopment of key neighborhood improvements.
- Youth Development - Develop well-adjusted and productive adults through supporting youth programs and activities that provide positive experiences and opportunities to enhance interests, skills, and abilities into adulthood.

In addition to the four main goals of the Consolidated Plan, two new goals were added to support the supplemental allocations received from the federal government during the COVID-19 pandemic. The following were included in the Plan:

- Economic Development - Expand economic opportunities that influence growth and stability for small businesses during and after the COVID-19 Pandemic. Activities may include but are not limited to:
  - Housing assistance and prevention of homelessness
  - Maintenance or improvement of access to public services
  - Maintenance or improvement of public facilities and infrastructure
  - Economic development, including retention and/or creation of employment opportunities for affected businesses
- Supportive Services – Provide assistance to homeless families and individuals, or those in jeopardy of becoming homeless in securing permanent housing. The following activities are funded:
  - Employment assistance and job training
  - Mental health services
  - Transportation
  - Housing search, counseling services, utility assistance
  - Life skills training
  - Outreach services and case management

As part of the CAPER, the city must review expected outcomes established in the annual Action Plan and in the six-year Strategic Plan against actual outcomes accomplished during both the program year and since the start of the Consolidated Plan. The following two tables have been established by HUD for this reporting requirement.

Table 2 details the outcomes that occurred in the program year between July 1, 2024 and June 30, 2025 for CDBG, CDBG-CV, HOME, and HOME-ARP activities that occurred in PY2024 regardless of the grant year

in which the activity was funded. For example, 81 of the 105 homeowner housing rehabilitation activities that occurred in PY2024 were funded with CDBG dollars from previous program years. As can be seen, all the goals were met or exceeded for activities in PY2024.

**Table 2: Accomplishments – Program Year 2024**

Goal	Outcome Indicator	Unit of Measure	Expected	Actual	Percent Complete
Affordable Housing	Public Service other than low-income housing	Persons assisted	20	23	115%
	Rental units constructed	Housing units	10	10	100%
	Rental units rehabilitated	Housing units	2	3	150%
	Homeowner housing added	Housing units	0	3*	-
	Homeowner housing rehabilitated	Housing units	73	105	144%
	Direct financial assistance to homebuyers	Households assisted	0	3	-
Homeless Assistance	Tenant-based rental assistance	Persons assisted	18	72	400%
	Supportive services	Persons assisted	52	76	146%
Neighborhood Enhancement	Public Facility or Infrastructure Activity (area wide benefit for residents in CDBG-eligible neighborhoods)	Persons assisted	1000	11,040 (plus city-wide for internet in parks)	1104%
	Public Service Activity other than Low/Mod Income Housing Benefit (area wide benefit for residents in CDBG-eligible neighborhoods)	Persons assisted	11,000	19,735	179%
	Buildings Demolished	Buildings	3	5	167%
	Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	Housing units	1,500	6,841	456%
Youth Development	Public Service Activity	Persons assisted	46	166	361%

*\*HOME activity that includes the development of six new single-family homes. Three homes were completed and sold in PY2024, but the activity is not complete and therefore has not been reported to HUD.*

Table 3 details the activities and performance outcomes that were listed in Strategic Plan of the 2019 – 2024 Consolidated Plan. Program Year 2024 is the final year of reporting for this Consolidated Plan so the outcomes presented are the definitive results of the efforts to assist low-income residents in Kalamazoo during this time period.

**Table 3: Accomplishments - Strategic Plan**

Goal Name	6-Year Anticipated Funding	Goal Outcome Indicator	Unit of Measure	6-Year Expected	Actual to Date	Percent Complete
Affordable Housing	CDBG: \$3,623,710 HOME: \$3,230,652	Rental Units Rehabilitated	Housing Units	12	68	567%
		Rental Units Constructed	Housing Units	0	13	-
		Homeowner Housing Added	Housing Units	15	11	73%
		Homeowner Housing Rehabilitated	Housing Units	253	577	228%
		Direct Financial Assistance to Homebuyers	Households Assisted	50	55	110%
		Public Service other than Low-Income Housing (Legal Aid)	Persons Assisted	0	142	-
		Public Service Activity that supports Low/Mod Housing (people provided fair housing services)	Persons Assisted	0	369	-
Homeless Assistance	CDBG: \$130,000 HOME-ARP: \$1,881,648 CDBG-CV: \$1,062,280	Supportive Services	Persons Assisted	552	842	152%
		Tenant-based rental assistance	Persons Assisted	118	333	282%
Neighborhood Enhancement	CDBG: \$4,098,600	Public Facility or Infrastructure Activity other than Low/Mod Housing Benefit (area wide benefit for residents in CDBG-eligible neighborhoods)	Persons Assisted	28,884	28,884	100%
		Public Facility or Infrastructure Activity for Low/Mod Housing (benefit for specific households in CDBG-eligible neighborhood)	Projects	5	0	0%

Goal Name	6-Year Anticipated Funding	Goal Outcome Indicator	Unit of Measure	6-Year Expected	Actual to Date	Percent Complete
		Public Service Activity other than Low/Mod Income Housing Benefit (area wide benefit for all residents in CDBG-eligible neighborhoods)	Persons Assisted	28,884	19,735	68%
		Buildings Demolished	Buildings	15	30	200%
		Housing Code Enforcement (units receiving violations or inspections in CDBG-eligible neighborhoods)	Housing Units/Parcels	6,000	22,369	373%
		Homeowner Housing Rehabilitated	Housing Units	200	26	13%
Youth Development	CDBG: \$157,596	Public Service Activity (individuals assisted)	Persons Assisted	150	552	368%
Economic Development	CDBG-CV: \$379,239	COVID Small Business Grant	Businesses Assisted	95	88	93%

As can be seen, most of the activities outlined in the Strategic Plan of the 2019-2024 Consolidated Plan met their expected outcomes. The information in the next section of the CAPER evaluates the activities and outlines the reasons for not reaching an expected goal.

### Evaluate how Funds Address the Highest Priorities of the Consolidated Plan

During the 2024 program year, the city and its community partners utilized CDBG, CDBG-CV, HOME, and HOME-ARP funds to focus on a number of activities that support the 2019 – 2024 Consolidated Plan's highest priorities, as follows:

- Programs to help homeowners repair their homes:

During the period of the Consolidated Plan, Community Homeworks, Kalamazoo Neighborhood Housing Services, Kalamazoo Eastside Neighborhood Association, and Milestone Senior Services all assisted homeowners with repairs and improvements to their homes. These included critical repairs, accessibility assistance, roof replacement, code enforcement repairs, and lead based paint remediation.

The Consolidated Plan outlined homeowner rehabilitation in two goal categories – Affordable Housing and Neighborhood Enhancement. Combining the projected unit totals for these two goal categories amounted to 453 units for homeowner rehabilitation. Between July of 2019 and June of 2025, a total of 577 owner-occupied housing units received assistance within the Affordable Housing goal and 26

received assistance within the Neighborhood Enhancement goal. The additional 26 units were a part of the Kalamazoo Eastside Neighborhood's homeowner repair program. When this program was established, it was noted as a neighborhood project through HUD's reporting system. This is why it shows up under the Neighborhood Enhancement goal instead of Affordable Housing.

With the inclusion of the work completed by the Eastside Neighborhood, a total of 603 units were assisted, or approximately 100 units per year, exceeding the total anticipated goal of 453 units. This is an exceptional achievement for our nonprofit providers as half of this Consolidated Plan time period was during the COVID-19 pandemic.

- Production of new affordable housing units:

The production of new affordable units with the use of CDBG and HOME funding can be counted through new units constructed, vacant units rehabilitated, and direct financial assistance making units affordable to new homebuyers. For the period of the Consolidated Plan, it was expected that 77 new or rehabilitated units would become available to low-income households. At the conclusion of the Consolidated Plan, the outcomes were almost double the expected goal at 147 units. This included 68 rehabilitated rental units, 13 newly constructed rental units, 11 new single-family homes, and 55 homebuyers receiving direct assistance to mortgage a home.

The Strategic Plan expected 15 new single-family homes within the time period of the 2019-2024 Consolidated Plan. This is the only affordable housing goal that was not accomplished. The COVID-19 pandemic stalled the construction of new units between 2020 and 2022. A total of eleven homes were constructed and sold by June 30, 2024. This includes three homes that were part of a six-home agreement, which were completed and sold but not yet reported to HUD as three homes are still under construction. In addition, 2023 HOME funds were assigned to Kalamazoo Neighborhood Housing Services for an additional three new homes. While these homes will not be reported under the previous 2019-2024 Consolidated Plan, they will add to the city's continuing effort to address new affordable housing in the city.

- Programs that assist individuals from becoming homeless:

Homeless assistance is an activity funded primarily with CDBG-CV and HOME-ARP dollars. A portion of these funds went to tenant-based rental assistance to either prevent homelessness or to assist those that were unhoused. It was expected that about 118 households would receive assistance during the Consolidated Plan time period, but these dollars were able to help 333 households.

HOME-ARP funding has also been allocated for supportive services, which includes job training. Integrated Services of Kalamazoo (ISK) will be providing supportive services to individuals in the Homeless to Employed and Housed program. Approximately 125 individuals are expected to be assisted over the three-year grant period. In PY2024, 76 beneficiaries were served. In addition, New Genesis will utilize their three-year HOME-ARP grant to assist 40 individuals to receive their Child Development Associate certification, including course work and on-the-job training. As of the publication of the PY2024 CAPER, 48 participants are enrolled in the program.

Finally, Ministry with Community received CDBG funds to provide housing information and referral services to the homeless, as well as offering food assistance and social connections. They were able to assist 766 people under this Consolidated Plan.

- Public facilities and infrastructure improvements:

Two public improvement projects were finalized and reported to HUD in PY2024, which included the updates to Southside Park in the Edison Neighborhood and the installation of wireless internet to six city parks within CDBG eligible areas. An average of 62.55 percent of the households within the one-mile service area of Southside Park, which is considered a neighborhood park, are designated as low-income by HUD. A similar percentage (62.86 percent) is found for the service area of the parks that received wireless internet in PY2024.

For the time period of the Consolidated Plan, the following public facilities were improved:

- Fitness Court in Upjohn Park, which is an open-air wellness center that allows users to leverage their own body weight to get a complete workout.
- Washington Square sidewalk and street tree improvements.
- Southside Park updates in the Edison Neighborhood, which included a new playground, new soccer goals, resurfacing the basketball court, expanding the walking trail, and adding a new storage building.
- Wireless internet was installed in Henderson Tot Lot, LaCrone Park, Milham Park, Rockwell Park, Spring Valley Park and Upjohn Park.

HUD outlines two different types of public facility or infrastructure improvements – those that are directly for low-income housing and those that are an area-wide benefit to a low-income neighborhood. During the development of the 2019-2024 Consolidated Plan, the city indicated five public facility projects would be funded to directly benefit low-income housing. This could be an extension of a water or sewer line, storm water improvements, sidewalk or street improvements. However, during the time period of the most recent Consolidated Plan, the city chose to focus on primarily park improvements for a wider impact to city residents.

- Neighborhood improvements:

The Kalamazoo Eastside Neighborhood Association utilized a grant received in 2020 to complete improvements to their neighborhood center. Over a three-year period, Eastside completed repairs to their stairwell, outdoor pedestrian lighting, main parking lot light, neighborhood center sign, improved the entry ramp into the building, interior lighting improvements, new flooring, interior painting, bathroom improvements, roof replacement, and replacement of interior doors.

In addition to the improvements to the neighborhood center, the Eastside Neighborhood also used CDBG funds to demolish a blighted commercial structure at 1616 East Main Street. The removal of this building was to allow new commercial construction along this important corridor in the Eastside Neighborhood.

The city completed four demolitions of vacant, blighted, and dangerous structures in PY2024, eliminating a public health and safety concerns. For the period of the Consolidated Plan a total of 30 buildings were removed from the core neighborhoods. New homes have been built on seven of these properties.

The city's Housing and Anti-Blight Teams were also very active in PY2024, completing inspections or ordinance violation notices on 6,641 properties. Housing inspections were conducted as part of the rental registration program to ensure safe and sanitary conditions for tenants. In addition, the Anti-Blight Team issued citations for items like junk autos, graffiti, abandoned residential structures, and lawn violations. Managing concerns related to blight within our CDBG-eligible neighborhoods not only protects resident's health and safety but assists with stabilizing property values. Through the six years of the Consolidated Plan, a total of 22,369 inspections were completed.

- An overall increase in public service programs:

The public service activities that were funded in PY2024 included crime prevention through the City of Kalamazoo Department of Public Safety (KDPS), two youth programs focusing on education and recreation, and legal and fair housing services offered by Legal Aid of Southwest Michigan. At the conclusion of the 2019-2024 Consolidated Plan, public service assisted 552 children, helped 369 people with fair housing concerns, and provided legal assistance to 142 people.

The KDPS Community Policing Special Unit partners with the neighborhood associations to identify crime trends that negatively impacted the quality of life within all the CDBG-eligible neighborhoods, but with a particular focus on Eastside, Edison, Northside, and Vine. For PY2024, they were involved in a total of 167 collaborative events, 40 educational events, and 103 outreach events. Some notable activities included Kalamazoo Regional Citizens Academy, KDPS Block Party, community CPR courses, active shooter training, and car seat clinics.

In the Accomplishment Tables (Tables 2 and 3), the expected outcome for community policing is measured as a public service under the Neighborhood Enhancement goal. The total outcomes reported to HUD are the individuals that live in the core CDBG-eligible Census tracts. According to HUD, 19,735 people currently live in the core neighborhoods, of which 15,500 or 78.54 percent are considered low-income. As this number represents the total population of the Census tracts, it will not significantly change with each consecutive year of the Strategic Plan.

The Strategic Plan indicates assistance to 28,884 people for the life of the Consolidated Plan. This represents the total number of low-income persons within the city when the Plan was developed. Throughout the course of the Consolidated Plan, the public safety focus was within the core neighborhoods, which totals 19,735 people. This is what contributed to Table 3 reaching 68 percent of the intended goal.

- Expand economic opportunities to influence growth and stability for small businesses during and after the COVID-19 Pandemic:

CDBG-CV funds were allocated to the United Way of Southcentral Michigan to manage the Kalamazoo Small Business Health Protection Grant, which provided reimbursements of up to \$2,500 for expenses related to health and safety during the COVID-19 pandemic. While no funding was provided in PY2024 for this activity, it is included in this CAPER to report on final outcomes for the completion of the Consolidated Plan. In PY2021, 31 small businesses requested a grant to support public health measures, which increased to 49 businesses in PY2022, and the program completed in PY2023 with the final eight businesses for a total of 88.

### DEMOGRAPHICS OF FAMILIES ASSISTED

HUD requires the City of Kalamazoo and its subrecipients to collect racial and ethnic data on beneficiaries of federal funds. The purpose of this policy is to protect against discrimination in the provision of benefits provided through the activities funded. The table below outlines the demographic information collected on all programs that had a direct benefit outcome, such as homeowner repair programs, new housing, youth programs, and legal aid. Activities that have an area-wide benefit, like the Southside Park improvements or Public Safety activities are not reported in this table.

**Table 4: Assistance to Racial and Ethnic Populations by Source of Funds**

	CDBG	HOME	CDBG-CV	HOME-ARP	Total by Race	Percent of Total
<b>Race:</b>						
American Indian or American Native	2	0	0	1	3	0.66%
Asian	5	0	0	0	5	1.09%
Black or African American	170	3	32	42	247	53.93%
Black or African American & White	0	0	0	1	1	0.22%
Native Hawaiian/Pacific islander	0	0	0	0	0	0.00%
White	71	6	6	49	132	28.82%
Other/Multi-racial	52	1	8	9	70	15.28%
<b>Total:</b>	<b>300</b>	<b>10</b>	<b>46</b>	<b>102</b>	<b>458</b>	<b>100%</b>
<b>Ethnicity:</b>					<b>Total Hispanic</b>	<b>Percent Hispanic</b>
Hispanic	41	1	3	2	47	10.26%
Not Hispanic	259	9	43	100	411	89.74%

The following table provides the number of individuals within the city reporting one race and two or more races. In addition, the total number of people per racial category by one race.

**Table 5: City of Kalamazoo Population Reporting One Race**

Total Population	73,132	
Population of one race:	67,385	92.14%
American Indian and Alaska Native alone	403	0.60%
Asian alone	2,008	2.98%
Black or African American alone	16,571	24.59%
Native Hawaiian and Other Pacific Islander alone	26	0.04%
White alone	45,987	68.25%
Some Other Race alone	2,390	3.55%
Two or More Races	5,747	7.86%
Ethnicity		
Hispanic or Latino (any race)	6,380	8.72%

2023 American Community Survey 5-Year Estimates

When comparing this information to the persons and families served in Table 4, it shows that Black or African American households receive a higher percentage of CDBG and HOME assistance. However, this is expected as the city focuses resources within the core CDBG-eligible neighborhoods, which contain Census tracts with minority concentrations. The following table outlines the neighborhoods and tract indicated in HUD's minority concentration analysis.

Minority Concentration Analysis	
Census Tract	Neighborhood
1.00	Eastside
2.01	Central Business District
2.02	Northside
3.00	Northside
9.00	Edison
10.01	Edison
10.02	Edison
11.00	Edison/Southside
15.11	Knollwood
Data Source: HUD Office of Policy and Development	

In the PY2021 CAPER, the city indicated a desire to both increase participation of Hispanic residents in HUD programs and ensure proper documentation in reporting. A total of 3.85 percent of the persons assisted in PY2021 were Hispanic. Subrecipients were able to increase this number to 6.03 percent in PY2022 but decreased back down to 4.78 percent in PY2023. However, a significant increase was achieved in PY2024 which reported 10.26 percent of the persons served were Hispanic or Latino of any race. According to the 2023 American Community Survey from the U.S. Census, the City of Kalamazoo has a population of 6,380 Hispanic or Latino residents of any race, which is 8.7 percent of the city's population.

## **RESOURCES AND INVESTMENTS**

### **PY2024 Resources**

Table 6 outlines all of the available resources to the city during PY2024. The CDBG and HOME allocations are entitlement funds from HUD received annually. The CDBG-CV, HOME-ARP, and Lead-Based Paint grants are one-time funding sources from HUD. Finally, Treasury-ARPA dollars and Foundation for Excellence funding under the Housing Development Fund (HDF) helped to leverage these HUD dollars for the development or maintenance of affordable housing.

**Table 6: PY2024 Resources and Expenditures**

<b>Funding</b>	<b>Source</b>	<b>Resources Available PY2024</b>	<b>Amount Expended / Committed in PY2024</b>
CDBG 2024	Federal	\$1,594,631.00	\$886,402.48
CDBG (Previous Program Years)	Federal	\$1,769,463.40	\$1,292,434.33
CDBG Program Income	Generated from Federal Funds	\$29,707.02	\$29,707.02
CDBG-CV 2020	Federal	\$107,498.99	\$107,498.99
HOME 2024	Federal	\$452,542.35	\$0.00
HOME Program Income	Generated from Federal Funds	\$404,800.00	\$0.00
HOME (Previous Program Years)	Federal	\$1,946,606.57	\$301,209.50
HOME-ARP 2021	Federal	\$1,733,446.93	\$568,533.76
OLHCHH Lead-Based Paint Grant 2022	Federal	\$3,597,377.69	\$546,628.18
OLHCHH Healthy Homes Grant 2022	Federal	\$694,250.00	\$17,089.13
Treasury ARPA 2024	Federal	\$3,537,500.00	\$3,537,500.00
Local Funds (FFE) 2024	Local	\$2,974,601.85	\$2,974,601.85

It should be noted that HOME-ARP and the Lead-Based Paint grant are expected to be expended over several years. While the total amount available is shown in Table 6, it was not expected that this full amount would be expended in PY2024. In addition, PY2024 HOME funds have not been utilized as funding from previous program years is still being expended. These HOME funds will be assigned to an activity after older projects have been completed.

Per HUD CDBG reporting (PR26: CDBG and CDBG-CV Financial Summary Report), the PY2024 expenditures resulted in the following percentages:

- CDBG low-income benefit this reporting period – 97.16 percent of funds served low-income persons or households
- CDBG-CV low-income benefit this reporting period – 85.85 percent of funds served low-income persons or households
- Public service cap – 12.99 percent of funds were dedicated to public services
- Planning and administration cap – 19.58 percent of funds were dedicated to grant administration

Current CDBG regulations allow a public service cap of 15 percent, an administration cap of 20 percent, and 70 percent of funding must be used for activities that directly benefit low-income people. However, the city received dispensation from HUD in 2013 for a public service cap of 26.09 percent. This was approved under the Housing and Community Development Act, which allowed certain HUD grantees the ability to utilize the public service percentage from program years 1982 and 1983. The city was expending 26.09 percent on public service activities at that time, allowing for the same percentage today.

As can be seen, almost all of the CDBG funds were utilized to support low-income people or households in PY2024, and expenditure of funds within the public service and administrative activities did not exceed the allowable caps.

## Geographic Distribution

When activities are set-up within the HUD IDIS system, each activity must be delineated as either a specific target area (CDBG-eligible Census tracts) or a city-wide program. As previously stated, assistance was focused within the eligible core neighborhoods in the city, which include Eastside, Edison, West Douglas, Northside, Stuart, and Vine. Table 7 outlines the percentage of funds spent either within the CDBG-eligible Census tracts of these core neighborhoods or on city-wide low-income activities.

**Table 7: Geographic Distribution of Investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
CDBG-Eligible Census Tracts	75%	69%
City-Wide Activities	25%	31%

The city did not meet the planned percentages established in the PY2024 Action Plan due to the inclusion of the CDBG-CV and HOME-ARP activities to the city-wide percentage. Both the tenant-based rental assistance and supportive services totaling \$606,448 in grant funding were attributed to the city-wide percentage. These dollars were not considered when determining the planned percentage allocation in the PY2024 Action Plan.

## Leveraged Resources

The city requires a 25 percent match from most of the subrecipients who are granted CDBG and HOME dollars. This match is to ensure each subrecipient is also invested in the grant funded project. A total of \$1,429,977 was provided by subrecipients who received CDBG funds and \$16,823,817 from developers who were allocated HOME dollars in PY2024. These match dollars often come from the State of Michigan through the Michigan State Housing Development Authority, foundations like the Kalamazoo Community Foundation, private grants and loans, and in-kind assistance, like volunteers.

In addition, \$542,586 in Foundation for Excellence dollars was distributed and utilized for the development of affordable housing. Also, \$3,537,500 in Treasury-ARPA funding was approved for the development of new affordable housing units. To date, \$2,170,000 of these Treasury dollars has been spent.

The city did not utilize any publicly owned land or property to address any of the priority needs identified in the PY2024 Action Plan.

## HOME Match

The HOME program requires at least 25 percent match for all grant funded activities. However, HUD provides waivers for communities that can meet certain criteria designating them as a fiscally distressed jurisdiction. HUD has not released the criteria or list of participating jurisdictions that qualify for a reduction for fiscal year 2024. However, the HOME Match Liability Report that can be downloaded from HUD's Integrated Disbursement and Information System (IDIS) and found in the attachments of this report indicates Kalamazoo does not have a required match for PY2024.

**Table 8: HOME Match Report**

	Dollar Amount
1. Excess match from prior Federal fiscal year	\$371,655
2. Match contributed during current Federal fiscal year	\$16,823,817
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$17,195,472
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$17,195,472

HOME match was provided primarily by a private loan and developers cash from the 530 South Rose Street development project, which was new construction for senior apartments. Kalamazoo Neighborhood Housing Services also provided match through their Affordable Homeownership for Vulnerable Families and Lease/Purchase projects.

Finally, HOME program income is required to be reported each year. 'Program income' is defined as money directly generated from a HOME activity. For example, the repayment of a HOME loan. The City of

Kalamazoo received program income from a loan repayment in the amount of \$4,800. An additional \$400,000 in program income received in PY2023 is still available for allocation to a HOME activity.

### Minority and Women Owned Business Enterprises

Subrecipients of the city executed 7 contracts and 52 subcontracts during PY2024. Of these contracts, 14 were minority-owned businesses, which is 23.7 percent of the total executed contracts and 22 percent of the total dollars spent.

**Table 9: Minority-Owned Business Enterprises**

	Total	Minority Business Enterprise				
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number of Contracts	7	0	0	3	3	1
Dollar Amount	\$78,459	\$0	\$0	\$27,930	\$38,794	\$11,735
Number of Sub-Contracts	52	0	0	8	0	44
Dollar Amount	\$329,001	\$0	\$0	\$14,800	\$0	\$314,201

There were a total of four contracts and two subcontracts with women-owned businesses in PY2024.

**Table 10: Women-Owned Business Enterprise**

	Total	Women Business Enterprises
Number of Contracts	7	4
Dollar Amount	\$78,459	\$39,665
Number of Sub-Contracts	52	2
Dollar Amount	\$329,001	\$1,921

No rental properties owned by minority property owners were assisted with HOME funds in PY2024. Also, no relocation of residents was required in PY2024 for the development of a HOME funded project.

## AFFORDABLE HOUSING

### Progress in Providing Affordable Housing

This section of the CAPER is to provide an evaluation of the progress in providing affordable housing within the city. This includes the number and types of families receiving assistance, and the number of extremely

low, very low, and low-income households served in PY2024. Tables 11 and 12 outline the goals established and the actual outcomes achieved in this program year related to housing.

**Table 11: Households Supported**

	<b>PY2024 Goal</b>	<b>Actual PY2024</b>
Homeless	18	72
Non-Homeless	70	78
Special Needs	15	43
<b>Total:</b>	<b>103</b>	<b>193</b>

**Table 12: Number of Households and Type of Support**

	<b>PY2024 Goal</b>	<b>PY2024 Actual</b>
Number of households supported through rental assistance	18	72
Number of households supported through the production of new units	10	10
Number of households supported through rehab of existing units	75	108
Number of households supported through acquisition of existing units	0	3
<b>Total:</b>	<b>103</b>	<b>193</b>

The total number of low-income households receiving some type of assistance for affordable housing far surpassed what was anticipated in the PY2024 Action Plan. Overall, affordable housing goals were exceeded by 192 percent.

Production of new units included 10 new rental units within the 530 South Rose Street senior living apartments. Rental assistance was provided with the remaining CDBG-CV funds to 46 households and the HOME-ARP program, which supported 26 households. The rehabilitation assistance was for single-family homeowners receiving roof replacement, critical, accessible, and minor home repair, and a rental project rehabilitated for low-income households. Finally, acquisition of new housing occurred through a down payment assistance program managed by Kalamazoo Neighborhood Housing Services.

### **Difference between Goals and Outcomes**

Affordable housing continues to be the top priority for funding in the City of Kalamazoo. The city's goal of improving the amount of decent and affordable housing in the community is accomplished by supporting maintenance, rehabilitation, and development of new owner and renter occupied units. All goals were met or exceeded in PY2024.

## Impacts to Future Annual Action Plans

Future Annual Action Plans will fall under the new 2025-2029 Consolidated Plan, which also has affordable housing as a priority. According to the 2025 update to the Kalamazoo County Housing Plan, an additional 8,000 units will be needed in the county over the next six-years. The city will play an important role in developing these needed units. It is also equally important to ensure our current stock of affordable housing stays viable, and to assist low-income residents that own this housing. Therefore, owner-occupied rehabilitation will continue to be a focus in future action plans.

## Households Served by Income Level

Predominately, households located within the core CDBG-eligible neighborhoods receive priority for housing support. Table 13 details that in PY2024, 50 percent of the households receiving housing assistance were extremely low-income (0 – 30 percent of the area median income), which is the population with the highest housing cost burden.

It is important to note that households receiving tenant-based rental assistance through the HOME-ARP program are not included in either Table 13 or 14. This program requires eligibility through specific criteria not always related to income but instead associated with unhoused status.

**Table 13: Income Level Served for Housing Programs**

Income Level	Number of Households Served			Total by Income	Percent of Total
	CDBG	HOME	CDBG-CV	Total All Grants	%
Extremely Low-Income	59	1	35	95	50.0%
Very Low-Income	44	9	7	60	31.6%
Low-Income	30	0	4	34	17.9%
Non-Low-Income	1	0	0	1	0.5%
<b>Total:</b>	<b>134</b>	<b>10</b>	<b>46</b>	<b>190</b>	<b>100.0%</b>

The City of Kalamazoo is continuously working to support the lowest income earners in our community, and those who are cost burdened by spending more than 30 percent of their income on housing. In PY2024, tenant-based rental assistance, downpayment assistance, and the development of new affordable rental and owner units were funded to support this population.

In comparison, Table 14 reviews all of the households/persons that received assistance in PY2024. While extremely low-income is still the highest served category, its percentage of the total decreased by six percentage points.

**Table 14: Income Level Served for All Programs**

Income Level	Number of Households Served			Total by Income	Percent of Total
	CDBG	HOME	CDBG-CV	Total All Grants	%
Extremely Low-Income	121	1	35	157	44.1%
Very Low-Income	78	9	7	94	26.4%
Low-Income	100	0	4	104	29.2%
Non-Low-Income	1	0	0	11	0.3%
<b>Total:</b>	<b>300</b>	<b>10</b>	<b>46</b>	<b>356</b>	<b>100.0%</b>

### HOMELESS AND OTHER SPECIAL NEEDS

The needs of the homeless in the City of Kalamazoo are primarily managed through the Kalamazoo County Continuum of Care (CoC) and their provider network. The CoC's mission is to convene partners to improve communication and services, advocate for solutions to end homelessness, and leverage funding to implement the county-wide plan to end homelessness. Continuum of Care membership includes representation from housing, mental health, drug, and alcohol treatment providers; emergency shelters and outreach organizations; faith-based organizations; youth services; and other interested organizations. Their goal is to increase the inventory of and access to affordable housing in our community while serving as the clearinghouse for information regarding the range of homelessness prevention, housing, and supportive services available in the county.

A priority of the Continuum of Care is to improve coordination and integration with mainstream resources. They seek to provide a standardized and transparent entry, assessment, and referral process for people experiencing a housing crisis or homelessness to access community resources. And further, to improve collaboration, communication, efficiency, and transparency between agency service providers, as well as enhance services to program participants through a participant-focused and coordinated system. In accordance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, and Notice Establishing Additional Requirements for a Centralized or Coordinated Assessment System (CPD-17-01), the Kalamazoo County Continuum of Care provides a comprehensive description of the policies and procedures of this Coordinated Entry System for those experiencing homelessness.

The city works with Continuum of Care partners and agency volunteers who represent public and assisted housing providers, as well as private and governmental health, mental health, and service agencies. To ensure strong coordination among partners, the city's management team sits on boards or participates in organizational meetings as follows:

- A member of the city management team sits on the Continuum of Care's Local Advisory Board. This Board includes members from local nonprofit organizations; state, county, and city government; housing organizations; and community members. They help to lead the Continuum of Care by advising on strategies to address homelessness through identifying local needs, coordinating services, and monitoring the effectiveness of programs aimed at preventing and ending homelessness, and allocating resources.

- A coalition to address homelessness was recently convened between the City of Kalamazoo, City of Portage, and Kalamazoo County, which includes city management and staff from the Department of Community Planning and Economic Development. This coalition discusses homelessness on a regional basis to determine potential solutions for the Kalamazoo community as a whole. The coalition meets to coordinate ideas, particularly related to housing.
- From a development perspective, the city convenes a Projects Team meeting biweekly to discuss potential and ongoing construction projects in the community. This is particularly important for the affordable housing projects being funded by city entitlement or housing development funds. The Projects Team meetings bring representatives from all city departments that have requirements related to new construction or rehabilitation of structures. This allows a coordinated response to the developer as they move through the city's approval processes for site plan review and building permits.
- The city has a dedicated staff person to interact and liaise with the diverse neighborhood associations within the community. This is particularly helpful with the core neighborhoods, who are all CDBG-eligible. The Neighborhood Activator assists with communicating neighborhood needs to city staff.
- Gryphon Place, which is a nonprofit organization that helps people navigate conflict and crises, is the local 2-1-1 provider for Kalamazoo County. This is a 24-hour information and referral service, which connects people to a variety of resources, including housing. In addition, funding through the Kalamazoo County Continuum of Care requires coordinated entry to ensure a comprehensive approach to delivery of services.
- Finally, the city is working towards utilizing grant management software to assist Community Development staff with federal compliance. This software is also being considered by the Kalamazoo County Housing Department so we can have coordinated efforts related to housing development, in particular the application process and long-term affordability compliance.

Semi-annually, the Continuum of Care holds a community-wide meeting at the city. Notice of the meetings are provided through a variety of venues including email distribution lists, announcements at Continuum of Care committee meetings, and postings on the Continuum of Care website. Email lists are inclusive of a broad range of community partners, formerly homeless, and non-member partners.

### **Evaluate Progress for Reducing and Ending Homelessness Through:**

1. *Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.*

The city works closely with the Kalamazoo County Continuum of Care and the service providers who promote a community-wide commitment to the goal of ending homelessness. The Continuum of Care receives a Michigan State Housing Development Authority Emergency Solution Grant, which is intended for homelessness prevention in Kalamazoo County. The funding strengthens the supportive

services provided to those experiencing or are in danger of experiencing homelessness. The following activities are funded:

- Street outreach
- Rapid re-housing
- Homelessness prevention
- Emergency shelters

Street outreach is conducted to try and understand individual needs related to mental health, substance abuse, and housing. Ultimately, the outreach is to provide homeless individuals with the services they need and to help them find permanent and supportive housing. The Continuum of Care convenes an Outreach Coordination Workgroup that is an interagency collaboration of service providers conducting street outreach. Households are referred to the coordinated entry process and strategies are developed to address household needs.

The Kalamazoo County Continuum of Care also conducts an annual 24-hour point-in-time count of those who are experiencing homelessness in our community. This count is intended to provide a snapshot of Kalamazoo County's homeless population. It is one way to collectively understand the scope and breadth of homelessness in our community. The count is an important effort that ensures the voices of people experiencing homelessness are heard and efforts are made to provide appropriate services. It also helps the Continuum of Care develop more effective plans and measure progress toward ending homelessness.

## *2. Addressing the emergency shelter and transitional housing needs of homeless persons*

The role of the Continuum of Care is to partner with members to increase coordination and find solutions to the gaps, inequities, and challenges they experience when working to reduce homelessness.

Gryphon Place connects people with a variety of resources, including housing, and matches them with the available service providers that best meet their needs. Persons with the greatest need are referred to Housing Resources, Inc., who are the Housing Assessment and Resource Agency (HARA) for the city. A HARA provides centralized intake and housing assessment, helping to ensure a comprehensive and community-wide housing delivery approach. HARAs also practice shelter diversion and work to rapidly re-house those who are homeless. People with an urgent need are referred to area emergency shelters where a housing plan is developed in consultation with the HARA.

The housing plan utilizes HMIS and prioritizes strength-based case management principles. Resources are provided based on need and may include case coordination, financial assistance, landlord/tenant education and engagement, linkage to community partner resources, and referrals to mainstream service providers. Emergency shelter services, with the goal of rapid re-housing, are provided to homeless households. These services can include a shelter diversion assessment, shelter entry with the goal of rapid exit, financial assistance in the form of rental subsidy, and tenant-landlord engagement. Emergency shelters with rapid re-housing services have the goal of achieving sustainable permanent affordable housing.

The following emergency shelters are available to the homeless population in Kalamazoo:

- Kalamazoo Gospel Ministries Shelter – serves single men, single women, and families.
- Oakland House – serves hard to serve homeless, priority given to mental health clients and those referred by other agencies.
- Next Door – serves single women.
- Open Door – serves single men.
- YWCA Shelter – serves victims of domestic assault and their children.
- The Ark Shelter – serves youth between the ages of 10 and 21.
- Keystone House - serves veterans.

The CoC Navigators from partner agencies work together to address system-imposed issues/barriers. The 2-1-1 Advisors have after-hour contacts for local housing agencies and shelters, such as the Access Center (community mental health), Mobile Crisis Response (youth), and public safety (welfare check, adult/child protective services). The local YWCA (domestic violence) and the ARK Youth Shelter maintain 24-hour hotlines.

3. *Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are both likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.*

Many of the housing activities supported by the CDBG and HOME programs help to ensure low-income individuals and families avoid becoming homeless. The home repair programs, particularly emergency home repairs, help families, including the city's senior population, remain in their homes.

In addition, the city plans to continue to support tenant-based rental assistance programs, as well as a security deposit program, through CDBG, HOME, and HOME-ARP to help households avoid homelessness.

Housing Resources, Inc. has a housing stabilization program for renters facing short term crises. Their program includes:

- Supportive services to address the barriers creating their housing crisis. Specifically, collaborations with community agencies in order to encourage self-sufficiency by providing financial/household management, employment referrals, education/training, transportation, agency referrals and collaboration.
- Rent subsidies based on funding availability.
- Establishment of individual goal plans and family success plans to prepare and maintain affordable housing of their own.
- Permanent housing placement assistance.

When considering those that are being discharged from a public institution or other system of care, housing is paramount to ensure stability to re-enter society. There are strong guidelines about discharge from the state hospitals and from the mental health unit at Borgess Hospital. Integrated Services of Kalamazoo employs hospital liaisons to work with individuals prior to release to create a "person-centered plan" which includes next steps after discharge. They also fund a jail liaison position to connect people in jail with appropriate mainstream and Medicaid funded mental health services.

The following outlines the discharge guidelines for some public institutions or systems of care:

Foster Care: Local foster care providers are required to adhere to Michigan's laws, policies, and procedures applicable to adult and child foster care placement and discharge. Young adults (ages 18-21) transitioning out of foster care to independent living are assisted in finding suitable and sustainable living arrangements. They may be provided first month's rent, security/utility deposit, and monies to purchase household goods, food, and supplies. Discharge is guided by a needs assessment and the information collected in an individual service plan.

Health Care: Discharge assessment, planning, and follow-up procedures are managed by providing a multi-disciplinary team approach to patients with post-hospital needs. Discharge planning is the vehicle which moves the patient to the proper level of post-hospital care and/or to the proper facility.

Mental Health: Integrated Services of Kalamazoo follows the dictates of Section 330.1209b of the Mental Health Code which states that, "the community mental health services program shall produce, in writing, a plan for community placement and aftercare services that is sufficient to meet the needs of the individual."

Veterans: The regional Veteran's Administration follows a set of discharge criteria when releasing patients into the community. Social workers and case managers assess and work with the patients who are homeless to find them emergency shelter, homeless housing, and/or other supportive services to ensure suitable placement is achieved after discharge. The regional Veteran's Administration serves up to 14,000 veterans per year, half of whom are from the Kalamazoo County area.

The discharge procedures noted above often receive rental assistance from local providers like Housing Resources, Inc., Integrated Services of Kalamazoo, and Catholic Charities Diocese of Kalamazoo to ensure housing stability when leaving an institutional setting.

4. *Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness; facilitating access for homeless individuals and families to affordable housing units; and preventing individuals and families who were recently homeless from becoming homeless again.*

Rapid re-housing is one of the most important strategies for moving persons and families quickly out of homelessness. Housing Resources, Inc., utilizing funding from the Continuum of Care, to help

households to rapidly re-house. Providing this permanent housing through cash assistance and housing subsidies offers relative stability so the household can focus on other concerns that may have contributed to the homelessness.

Through the HOME Investment Partnership funding received by HUD, the city plans to support tenant based rental assistance over the next five years. This program will help to either shorten the time a household is experiencing homelessness or will prevent a household from becoming homeless. This local effort has become particularly important as the Michigan State Housing Development Authority recently closed the waiting list for the Housing Choice Voucher program. This federal program provides rental subsidies for extremely and very low-income individuals and families.

Additional resources focused on moving from homelessness to permanent housing include:

- Housing Resources, Inc. Housing Stabilization Program provides post-shelter support to families that have previously experienced homelessness. With the use of rental subsidies, financial pressures are reduced, allowing the participants to access more supportive services like financial/household management, employment referrals, housing plans, and other follow-up services.
- Catholic Charities Diocese of Kalamazoo's The Ark Shelter is a 21-day voluntary emergency shelter that assists youth and their families become more stable through identifying healthy lifestyle behaviors and developing positive decision-making skills with the hope of ending homelessness. The ARK is the only facility in Kalamazoo that assists adolescent homeless youth between the ages of 10 and 17 years. Catholic Charities Dioceses also operates the Youth Independent Living program, which provides transitional housing up to 18 months for homeless youth age 16 - 24.
- Open Doors Residence Community offers private apartments for low wage working individuals and families priced out of the housing market. Residents of the Open Doors homeless shelters often transition from the shelter home to an apartment within the Residence Community. Residents pay a monthly program fee which covers housing and additional personal support and assistance from Open Doors staff.
- Legacy House, managed by OutFront Kalamazoo offers transitional housing for LGBTQ+ young adults ages 18-24 who are experiencing homelessness. Legacy House provides residents with services, resources, and skill-building to facilitate healthy, sustainable, and holistic transitions into independent living.
- Kalamazoo County Continuum of Care RentAble program provides funding for security deposits that help reduce the high cost of moving into a rental unit, providing support in securing affordable stable housing while reducing the risk to landlords renting to tenants with barriers to housing.
- Kalamazoo Gospel Ministries assists homeless people and families of all ages. Advocacy and support are provided, including educational opportunities, life skills development, job readiness,

and health services. Their long-term programming is a one-year regenerative and recovery program focusing on managing health and addiction disorders.

- Bethany House Shelter for Women managed by Community Healing Centers is a shelter for women in recovery and their children. Services that are provided include room and board, and assistance with case management, transportation needs, and court/Child Protective Services advocacy.
- New Beginnings for Men is also offered by Community Healing Centers. This program provides transitional housing and supportive services for homeless men struggling with recovery issues.
- YWCA Domestic Violence Program provides shelter and services to domestic violence survivors and their children. While in the shelter, women and children can receive counseling, support groups, advocacy and information and referral services to outside organizations.
- Ministry with Community is a haven in Kalamazoo for people who need assistance, particularly the homeless. This is not an overnight shelter but one that provides services to persons needing support in their recovery from homelessness or poverty. The drop-in shelter offers laundry services, showers, haircuts, a place for mail pick up, meals, support for substance use recovery, help searching for birth records, and access to social workers.
- Veterans Service Office through Kalamazoo County Health and Community Services provides a variety of services for local veterans like healthcare applications, referrals for assistance, VA compensation, and dependents and survivors benefits. They also sponsor the homeless veterans Stand Down events, which are typically one- to three-day events providing supplies and services to homeless veterans.
- Keystone 4 Vets Housing Program provides transitional housing for veterans 18 and older who are homeless or experience post-traumatic stress disorder.
- The Lodge House, which is long-term housing for the homeless that opened for tenants in 2022. It is a 60-unit subsidized conversion of a hotel, providing fully furnished studio apartments, and coordination with Integrated Services of Kalamazoo for on-site support services.
- The Step-Up Family Shelter is a 40-bed shelter in an apartment community in Kalamazoo specifically designed to help families move from congregate shelter to apartment living.
- HERS (Homeless Emergency Response System) is a low-barrier shelter located in multiple, undisclosed single-family homes for those identified by local hospitals as people who frequent emergency rooms and are otherwise unhoused.
- The Recovery and Resiliency Trauma Center of HOPE provides transitional housing and support services for men who have been impacted by substance use disorder, homelessness, and/or incarceration.

## PUBLIC HOUSING

The City of Kalamazoo does not have public housing or a public housing commission. However, Kalamazoo County does have a public housing commission for the purpose of administering a housing voucher program for the area. The City of Kalamazoo continues to be supportive of the Public Housing Commission expansion of services and views a partnership with the Commission as an important step in addressing the local issue of "fair share housing," that is, ensuring that affordable housing is available throughout the County, and not just within the City of Kalamazoo.

## OTHER ACTIONS

### **Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing**

The city is working on several initiatives that will help to remove barriers to affordable housing. Many of these activities are designed to lower the cost to construct or rehabilitate housing units making them attainable to low-income families.

Available Land: The city is working with the Kalamazoo County Land Bank Authority to amass vacant lots within the CDBG-eligible Census tracts for the purpose of developing neighborhood appropriate single- and multi-family affordable housing.

Environmental Issues: The Brownfield Redevelopment Authority promotes the revitalization of environmentally contaminated or blighted areas in the city. Tax increment financing allows the capture of incremental increases in tax revenue resulting from the redevelopment of the site to reimburse eligible environmental remediation expenses. Through this program, the costs to rehabilitate contaminated sites become more manageable. The Brownfield Authority has purchased many contaminated properties throughout the city. They then prepare these sites for redevelopment by removing the contamination. The properties are put back on the market and resold without the environmental contamination.

Zoning Ordinance and Subdivisions: The city's existing Zoning Ordinance permits multi-family housing in five of the eleven residential zoning districts. In addition, duplexes are permitted in two other districts in which multi-family residential are not permitted. Multi-family construction is also allowed in several commercial districts to promote mixed-use developments that encourage walkability.

A number of zoning ordinance changes have been completed to ameliorate barriers to affordable housing. For example, accessory dwelling units are now permitted to allow for increased density through infill housing; minimum lot widths were reduced; live/work zones were created to allow more mixed-use developments; and restrictions were removed limiting ground floor residential in commercial districts.

Finally, a land use evaluation of the commercial corridors throughout the city has recently been completed. The next steps will be to look at rezonings to align the zone districts with the current land use and desired development pattern. This will result in more property zoned for multi-family or mixed-use development projects.

Community Partners: The city will also address barriers to affordable housing through our community partners. In PY2024, approximately \$1.2 million of the CDBG and HOME award went towards some type of housing activity. In addition, the City Commission committed \$6.5 million to the Housing Development Fund for affordable housing efforts. These funds helped to increase the supply of affordable housing, as well as to assist those in affordable units to remain housed. In addition, the city has encouraged, through the competitive application process, that housing providers form partnerships in the hopes of avoiding duplication of services and therefore greater assistance to larger numbers of low-income households. Most of these partners also provide needed social services that help households with long-term housing sustainability.

Code Enforcement: The City of Kalamazoo's code enforcement and anti-blight effort was funded with CDBG. One of the enforcement teams' main purposes is the identification and resolution of blighted housing units, which can be made available for low-income households after rehabilitation, thereby increasing the number of affordable housing units in the city.

### **Actions Taken to Address Obstacles to Meeting Underserved Needs**

The city continued to collaborate with our local community housing and human service providers, business leaders, residents, and the development community to identify areas of need in the city. This collaboration was enhanced through the efforts of Shared Prosperity Kalamazoo and the Kalamazoo Foundation for Excellence. Shared Prosperity Kalamazoo is the city's long-term initiative to create more broadly shared prosperity and eliminate generational poverty in Kalamazoo. The Foundation for Excellence supports the city's efforts to address obstacles and build a more equitable city through funding aspirational programs. Some of these funds are specifically aligned to improving access to affordable housing.

Actions taken in PY2024 include:

- Assistance with construction costs for the development of affordable housing due to the increase in supply costs and labor shortages because of the COVID-19 pandemic.
- Coordination with the Kalamazoo County Continuum of Care related to supportive housing for persons experiencing homelessness and other special needs.
- Direct support for seniors who need emergency home repairs or who wish to age in place through CDBG funding.
- Tenant-based rental assistance to 72 households to either prevent or resolve homelessness.
- Development of 10 apartments for low-income seniors.
- HOME funds were allocated to housing for survivors of domestic violence, which will be constructed in the coming year.

## **Actions Taken to Reduce Lead-Based Paint Hazards**

The rehabilitation of older housing in the city is a priority for several reasons. A majority of the housing stock within the core neighborhoods was built before 1979. According to the U.S. Census, 89 percent of the owner-occupied and 74 percent of the renter-occupied housing in the city was built prior to 1980. Due to its age, the likelihood of finding lead-based paint within these homes is high. As this housing stock is important to maintaining affordable units in the city, remediation of lead-based paint is necessary to ensure the health of children growing up in these homes.

The City of Kalamazoo was awarded a Lead Based Hazard Reduction Grant from the Office of Lead Hazard Control and Healthy Homes in 2022. This is the second grant awarded to the city for this purpose. The funding is to identify and remediate lead-based paint hazards. The focus is on homes with children under six years of age. The specifics of the grant are as follows:

### 2022 Grant:

- Awarded December of 2022.
- Grant award is \$3,971,441.40.
- Grant period is for four years.
- Approximately 90 homes are expected to be remediated, 13 homes have been completed to date.
- Grant was written in collaboration with Kalamazoo Neighborhood Housing Services.
- Grant will utilize approximately \$300,600 of CDBG funding as a match.
- An additional \$696,000 Healthy Homes grant will provide radon testing and remediation.

In association with the lead grant, the city partners with Michigan Department of Health and Human Services and Michigan Works! to bring free Lead Abatement Supervisor and Lead Abatement Worker classes to the area. Several training sessions were offered in PY2024.

The city also continues to include lead hazard reduction strategies into repairs of rental properties inspected under the city's housing code. The Rental Registration and Certification Program inspects all rental properties at least once every three years. When potential or existing problems are located, inspectors require appropriate remediation actions.

Subrecipients of the city who receive grant funding are required to comply with the lead-based paint disclosure rule of 1996 and the September 2000 regulation, "Requirements for Notification, Evaluation and Reduction of Lead Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance." When subrecipients rehabilitate homes, they are required to remediate any lead-based paint found and inform the new homeowners of the steps taken to eliminate this hazard.

## **Actions Taken to Reduce the Number of Poverty-Level Families**

According to the 2023 American Community Survey 5-Year Estimates, 27 percent of people living in the city are below the federal poverty level. The City of Kalamazoo has initiated Shared Prosperity Kalamazoo (SPK) to address this issue. The SPK Action Plan has three goals that activities are being planned and implemented simultaneously. They are:

1. Promote the health growth, development, and learning of children.
2. Increase access to good jobs.
3. Promote strong families.

The combination of aspirational goals and community engagement has led to a focus on three particular neighborhoods that encompass five CDBG-eligible census tracts within the city—Eastside, Edison, and Northside for targeted action projects.

SPK supports the 2Gen approach to building family well-being. Current activities include the Tri-Share and VITA (Volunteer Income Tax Assistance) program. Tri-Share is a program where the cost of childcare is shared equally by an eligible employee, their employer, and the State of Michigan, with coordination being provided regionally by a facilitator hub. The purpose of this project is to increase access to high quality, affordable childcare for working families in the core neighborhoods, help to retain talent, and remove one major barrier to employment. VITA is to help improve the economic circumstance of low-income taxpayers by providing free tax preparation services. Giving financially burdened taxpayers access to VITA services saves them costly tax preparation fees and helps keep them from becoming a victim of predatory lending practices.

The goals of the SPK Action Plan and the activities supported by HUD funding received in PY2024 are closely aligned:

- Low-income residents
- Low-income and racially concentrated neighborhoods of the city (CDBG-eligible Census tracts)
- Housing stability
- Youth development

The City of Kalamazoo leveraged HUD grant dollars with both private and foundation funding to address these shared goals. The city also provides loans to for-profit developers willing to partner to create affordable housing units.

### **Actions Taken to Develop Institutional Structure**

During PY2024, the Community Development Division began to cross-train our team to become more cohesive and support a wide variety of HUD related grant requirements. Policy and procedures were reviewed and updated to correspond with the new 2025-2029 Consolidated Plan. Finally, the city is working towards utilizing grant management software to assist Community Development staff with federal compliance. This software is also being used by the Kalamazoo County Housing Department so we can better coordinate efforts related to housing development.

To ensure strong coordination among partners, city staff sit on boards or participate in organizational meetings. A member of the city management team sits on the Continuum of Care's Local Advisory Board to advise on strategies to address homelessness. A coalition was recently convened between the City of Kalamazoo, City of Portage, and Kalamazoo County, which includes city management and staff from the Department of Community Planning and Economic Development, to address homelessness. This coalition

discusses homelessness on a regional basis to determine potential solutions for the Kalamazoo community as a whole. In addition, the city has staff in Shared Prosperity Kalamazoo and the Foundation for Excellence that support the projects and activities being funded by HUD grants. The shared vision of all these organizations to support and improve the lives of city residents allows for a coordination of efforts not previously seen in the city.

From a development perspective, the city convenes a Projects Team meeting biweekly to discuss potential and ongoing construction projects in the community. This is particularly important for the affordable housing projects being funded by city entitlement or housing development funds. The Projects Team meetings bring representatives from all city departments that have requirements related to new construction or rehabilitation of structures. This allows a coordinated response to the developer as they move through the city's approval processes for site plan review and building permits.

To assist the city with the capacity and institutional structure of our nonprofit partners, the Kalamazoo Public Library provides *ONEplace @ kpl*, which stands for Opportunities for Nonprofit Excellence. They provide a management support center that offers capacity building opportunities for nonprofits within Kalamazoo County. ONEplace gathers local nonprofit leaders and peer-groups to learn from each other and to draw upon the thinking of nationally recognized researchers and practitioners. These opportunities strengthen the organizational capability of our nonprofit partners, which improves the performance outcomes gained through the city's grant funding.

### **Actions Taken to Enhance Coordination between Public and Private Housing and Social Service Agencies**

The City of Kalamazoo has a multitude of nonprofit partners that work towards a better future for low-income households and the underserved. Many of these partners worked closely with the city in PY2024, receiving funding through the CDBG and HOME programs. Coordination was essential to ensure proper delivery of their services as well as compliance with federal rules and regulations. The following steps were taken to strengthen coordination:

- Participated with the Continuum of Care through a member of the City Manager's office sitting on the Board of Directors.
- Provided educational and capacity building training opportunities to nonprofit agencies to enhance management capacity resulting in an increased ability to undertake and carry out the provision of affordable housing and related support services.
- Provided monitoring sessions with subrecipients to assist with the understanding of federal regulations and to ensure proper expenditure of federal funds.
- Supported ONEplace@kpl and other free services to nonprofit organizations providing capacity building, technical assistance, workshops, seminars, and research opportunities.

- Enhanced coordination internally between the Community Development Division and departments that receive federal funding.
- Coordinated with the Foundation for Excellence and the City Commission for affordable housing development and other needed services to the low-income populations of Kalamazoo.

To better link services to targeted populations, Community Development staff also maintain relationships with various organizations, local, state, and federal agencies including, but not limited to, the Michigan State Housing Development Authority and HUD. A contact list is maintained so important information related to HUD funding can be provided to our community partners.

### **Identify Actions Taken from the Analysis of Impediments to Fair Housing Choice**

The City of Kalamazoo addresses impediments to fair housing choice by maintaining effective partnerships with agencies providing fair housing education and outreach, as well as addressing barriers to housing. The Analysis of Impediments to Fair Housing Choice outlines 18 recommendations to address the systemic, historic, and cultural barriers to housing. The information below outlines the steps taken in PY2024 categorized within one of these recommendations.

- Housing first: The city supports the Kalamazoo County CoC and their rapid re-housing efforts. In addition, several housing projects were supported with Treasury-ARPA and HOME dollars in PY2024, which are currently under development.
- Zoning changes: Information on this recommendation is provided under “Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing” beginning on page 25.
- Landlord regulations: In 2020, the city also adopted a new Fair Housing Ordinance that addresses landlord discriminatory practices. In addition, the city contracted with Legal Aid of Western Michigan in PY2024 to support residents who are experiencing issues with their housing.
- Tax foreclosure avoidance: Treasury-ARPA dollars supported Kalamazoo County foreclosure prevention efforts in PY2024 for select city residents who met specific financial criteria.
- Support housing developers to build more affordable housing: The Housing Development Fund was supported by the Foundation for Excellence and Treasury-ARPA dollars to support the development of more affordable housing in the city. HOME funds have also contributed to these efforts through the support of three new affordable rental projects.
- Renovation of older houses/lead abatement: The city applied for and received a lead-based paint remediation grant of \$1.9 million in 2019 and received a \$3.97 million grant in 2022. These grants are managed through the HUD Office of Lead Hazard Control and Health Homes. The 2019 grant has been fully expended and projects are underway utilizing the 2022 funding.

- Housing fee assistance: CDBG-CV funds were provided to Housing Resources, Inc. to support rental assistance during the COVID-19 pandemic, which wrapped up in PY2024. In addition, Integrated Services of Kalamazoo utilized HOME-ARP funding to also provide rental support.

In addition to the activities noted above, the city also employs the following methods for informing the public, property owners, and potential tenants about fair housing:

- Recipients of CDBG, HOME and/or other city funds are informed of the city's Affirmative Marketing Policy by having same referenced in the agreement and by making compliance with this policy a requirement for the duration of the agreement.
- Agreements for city funding outline important tenant information related to leases, and landlord rights and responsibilities related to rental agreements, if applicable.
- Links to information about fair housing and fair housing service providers is on the city's website.
- Monitoring visits to rental/homebuyer housing providers require updates on how their actions have complied with the city's Affirmative Marketing Policy.
- Flyers and brochures which describe fair housing laws and services are periodically posted in the center lobby of City Hall, which is open to the public.
- Recipients of city funding are required to instruct all employees and agents in writing and orally on the policy of nondiscrimination and fair housing.

## **MONITORING**

Monitoring is an ongoing process for all CDBG and HOME funded activities while the grant agreement is active. Each month during PY2024, subrecipients and developers provided a financial status report to Community Development staff outlining the expenditures that occurred in the previous month. These reports are reviewed for consistency with agreements and eligible expenses. Every quarter, the subrecipients and developers provided an accomplishment report that details the work completed and beneficiaries assisted. This review of expenditures and progress towards completing the scope of work allows city staff to identify any concerns. On-site visits also occurred for construction projects, allowing staff to chart the progress of the rehabilitation or new construction. HOME monitoring was a continued emphasis in PY2024 for long-term affordability.

On-site and/or desk monitoring are conducted annually, depending on the risk level of the subrecipient or developer. If a previous monitoring resulted in findings, the next annual review will be on-site. A minimum of two weeks' written notice of the pending monitoring is provided along with a list of documents they must have available for review during the visit. A copy of the monitoring checklist that will be used is also provided. Specifics related to required HUD outcomes are reviewed, such as efforts to contract with women and minority-owned businesses, policies related to Section 3 outreach, and affirmative marketing of the program activities.

All monitoring response letters from the city provide a timeline for compliance and that unresolved findings could result in the suspension of funds until the findings have been resolved. In addition, unresolved monitoring findings are reviewed during the application process and will likely remove the organization from receiving future grant funds. CDBG monitoring letters were distributed in PY2024 for monitoring visits in first and second quarter of PY2025.

### **CITIZEN PARTICIPATION PLAN**

The Citizen Participation Plan was reviewed and updated in PY2024 to align with the new 2025-2029 Consolidated Plan. The City of Kalamazoo encourages residents and other interested parties to participate in the HUD process by attending public meetings and submitting written comments if unable to attend. Residents are given a minimum of 15 days to comment on the CAPER before it is submitted to HUD for approval. Any comments received are included in the final submission to HUD.

Per the city's adopted Citizen Participation Plan, a public notice is placed in the Kalamazoo Gazette and on MLive to notify the public of upcoming public hearings, fund availability, and how to submit comments. In addition, information is sent to an email list maintained by Community Development staff of all interested parties and organizations. Finally, information is posted on the city's website and potentially other social media networks.

For the PY2024 CAPER, a public notice was posted in the Kalamazoo Gazette and MLive on Sunday, August 31, 2025 informing residents that the evaluation report would be available for comment from September 1, 2025 through September 15, 2025. This notice also outlined the date of the required public hearing before the City Commission on September 15, 2025.

On September 15<sup>th</sup>, the public hearing was held before the City Commission. All Kalamazoo residents were invited to attend and 63 community partners received an email copy of the public notice.

*Include public comments after meeting.*

### **COMMUNITY DEVELOPMENT BLOCK GRANT**

#### **Specify Any Changes in Program Objectives and how Programs Would Change as a Result of Experiences**

No changes were made to overall objectives, specific goals, or priority needs identified in the PY2024 Action Plan.

Community Development staff worked on a revised request for proposal process for all housing activities, which will be implemented for PY2025 funding. This included a review of risk related to HUD grant management to ensure any potential subrecipients have the organizational capacity to manage a HUD grant. It also protects the nonprofit agencies from taking on responsibilities their organization is not yet ready to manage.

With the adoption of the new 2025-2029 Consolidated Plan, staff also updated the Citizen Participation Plan and policies related to the Community Development Act Advisory Committee. The updates ensured alignment with the goals and priorities of the new Plan.

### **HOME INVESTMENT PARTNERSHIP PROGRAM**

#### **Onsite Inspections**

Staff conducted a number of onsite inspections in PY2023 knowing that in PY2024 staff's time would primarily be focused on the development of the new 2025-2029 Consolidated Plan. However, one onsite inspection was completed for the Rose Street Senior Living Apartments, which is a new apartment complex that opened in the Spring of 2025.

The Rose Street Senior Living Apartment is a 64-unit residential development specifically for low-income seniors located at 530 S. Rose Street in the City of Kalamazoo. Ten of the residential units were supported with HOME funding and will maintain a 20-year affordability period. The inspection included a review of random units on each floor of the development, the major systems of the project, and the congregating and open space areas of the complex. Photos of the development were taken and an overview of the project was provided by the maintenance and management team.

#### **Assessment of Affirmative Marketing Actions for HOME Units**

The city requires each CHDO and private developer with projects funded through the HOME program to submit an affirmative marketing plan or to utilize the city's HUD-approved affirmative marketing plan when there are five or more assisted HOME units developed. This requirement is a mandatory condition in every CHDO or HOME agreement. Affirmative marketing plans are also requested and reviewed at all on-site monitoring visits for long-term affordability.

Affirmative marketing steps consist of actions to provide information and attract eligible persons in the housing market without regard to race, ethnicity, national origin, sex, religion, familial status, or disability. This could include initiatives such as using the Equal Housing Opportunity logo in publications and signage and displaying fair housing information. Additionally, the city actively encourages housing developers to make subcontracting opportunities available to minority and women-owned businesses (MBE/WBE).

With the opening of the Rose Street Senior Apartments, an affirmative marketing plan was provided to the city per HOME policies.

#### **Program Income**

The HOME program received two loan payments totaling \$4,800 during Program Year 2024, which will be committed to the next available HOME activity. In addition, \$400,000 in program income from PY2023 is available for allocation to a HOME activity.

## **Other Actions Taken to Foster and Maintain Affordable Housing**

As previously stated, the Housing Development Fund was created with funding through the Foundation for Excellence and Treasury-ARPA dollars to support the development of more affordable housing in the city. A total of \$6,512,101 was approved by City Commission to support affordable housing efforts in PY2024. Projects that received funding included:

- The Legacy Senior Living project is a 70-unit low-income senior housing project that is being developed to provide quality, affordable housing options to seniors meeting HUD's income limits for Kalamazoo. Every unit will meet the affordability requirement for seniors making less than 80 percent of the area median income. Construction began in the summer of 2025.
- Kal-Recovery is a permanent supportive housing project for those recovering from opioid and methamphetamine use disorder. A total of 48 units are planned for low-income households. This project will begin in 2026.
- Kalamazoo County Housing Department will be converting an 80-unit hotel for transitional and emergency housing solutions.
- Kalamazoo County Land Bank will be doing a pilot project with the pre-approved plans created by the city for development of new housing. They will construct three new units utilizing the cottage plan concept.
- Kalamazoo County Treasurer was granted funding for tax foreclosure prevention for households that met specific criteria. A total of 13 households were assisted and allowed to remain in their homes.
- Community Homeworks was provided funding for critical and code enforcement repairs on owner occupied units. To date, they have assisted nine households with needed repairs with their HDF grant.
- KNHS will utilize their HDF grant to support their lead-based paint remediation efforts. A total of five to eight units will receive assistance with Treasury-ARPA funding.
- Kalamazoo Valley Habitat for Humanity received grant funding to rehabilitate one single-family home for a low-income household.
- Kalamazoo Community Courtyard is a new development currently under construction that will provide 18 apartments dedicated to households who are survivors of domestic abuse, sexual assault, and/or human trafficking. Households will make 30 percent or less of the area median income and will receive supportive services while living at the development.

As can be seen, the Housing Development Fund supported the development of 136 new apartment units, 66 of which will provide supportive services. In addition, approximately 31 owner-occupied units were funded for repairs or rehabilitation in PY2024. Finally, the Housing Development Fund supported 80-units that will be developed to assist the unhoused or those experiencing a housing crises.

## **SECTION 3**

The Section 3 program requires that recipients of CDBG and HOME funding, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. The City of Kalamazoo accomplishes this through our subrecipients that receive these dollars.

The housing subrecipients for the city made efforts to reach out to potential Section 3 businesses and workers. This was done through attending the Minority Contractors Group and hosting the Core60 program for aspiring contractors. Community Homeworks provided space for this training in their recently renovated education center. They are also implementing a program to introduce the trades to youth and women, aiming to foster more inclusive opportunities. Kalamazoo Neighborhood Housing Services has connected Section 3 contractors with State of Michigan opportunities for lead-based paint training. They also host opportunities to connect general contractors with subcontractors, who may be Section 3.

**Attachments:**

PR26—CDBG Financial Summary Report

PR26—CDBG-CV Financial Summary Report

PR33—HOME Match Liability Report

HOME Match Report 40107A

2024 Public Comment Period and Hearing Notice

Public Comments (pending)



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	194,933.75
02 ENTITLEMENT GRANT	1,594,631.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	29,707.02
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,819,271.77

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,890,543.83
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,890,543.83
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	318,000.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,208,543.83
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(389,272.06)

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,836,874.83
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,836,874.83
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	97.16%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	215,292.84
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	37,055.52
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	36,269.36
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	216,079.00
32 ENTITLEMENT GRANT	1,594,631.00
33 PRIOR YEAR PROGRAM INCOME	68,816.30
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,663,447.30
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.99%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	318,000.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	318,000.00
42 ENTITLEMENT GRANT	1,594,631.00
43 CURRENT YEAR PROGRAM INCOME	29,707.02
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,624,338.02
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.58%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS	Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	2	1277		Edison Neighborhood - 812 Washington Rehab	14B	LMH	\$10,000.00
					14B	Matrix Code	\$10,000.00
Total							\$10,000.00

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	13	1151	6931042	City CPED - Southside Park	03F	LMA	\$311,006.30
2022	13	1151	6949546	City CPED - Southside Park	03F	LMA	\$1,284.41
2022	13	1151	6970726	City CPED - Southside Park	03F	LMA	\$281.59
2023	3	1266	6915249	City Parks and Rec - Wireless Internet Installation	03F	LMA	\$8,750.00
2023	3	1266	6940303	City Parks and Rec - Wireless Internet Installation	03F	LMA	\$114.26
2023	3	1266	6949528	City Parks and Rec - Wireless Internet Installation	03F	LMA	\$49.72
2024	3	1278	6982727	City Parks and Rec - Princeton Park Improvements	03F	LMA	\$5,840.00
2024	3	1278	6999668	City Parks and Rec - Princeton Park Improvements	03F	LMA	\$10,363.00
2024	3	1278	7015604	City Parks and Rec - Princeton Park Improvements	03F	LMA	\$5,630.17
2024	3	1278	7030459	City Parks and Rec - Princeton Park Improvements	03F	LMA	\$1,359.00
2024	3	1278	7045919	City Parks and Rec - Princeton Park Improvements	03F	LMA	\$1,652.50
2024	3	1278	7054998	City Parks and Rec - Princeton Park Improvements	03F	LMA	\$2,374.00
					03F	Matrix Code	\$348,704.95
2021	11	1133	6940300	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$9,084.00
2021	11	1133	6948556	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$22,573.50
2021	11	1133	6965312	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$4,542.00
2021	11	1133	6968920	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$4,542.00
2021	11	1133	6992914	Neighborhood Revitalization - Downtown Placemaking	03K	LMA	\$4,542.00
					03K	Matrix Code	\$45,283.50
2024	2	1279	7013456	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$2,780.00
2024	2	1279	7021323	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$1,704.00
2024	2	1279	7030465	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$704.00
2024	2	1279	7043288	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$2,912.00
2024	2	1279	7053209	Legal Aid of Western MI - Housing Legal Services	05C	LMC	\$959.00
					05C	Matrix Code	\$9,059.00
2023	1	1250	6931063	City Parks and Rec - After School Youth Program	05D	LMC	\$1,425.00
2023	1	1250	6940331	City Parks and Rec - After School Youth Program	05D	LMC	\$2,461.36
2023	1	1256	6936578	Charlie's PLACE Youth Development	05D	LMC	\$4,230.00
2023	1	1257	6936582	Action Matters - Smart Moves	05D	LMC	\$10,000.00
2023	1	1258	6936588	Kzoo Friends of Rec - Youth Recreation Financial Assistance	05D	LMC	\$19,578.00
2024	1	1272	6947791	City Parks and Rec - After School Youth Program	05D	LMC	\$857.85
2024	1	1272	6959144	City Parks and Rec - After School Youth Program	05D	LMC	\$1,039.25
2024	1	1272	6969065	City Parks and Rec - After School Youth Program	05D	LMC	\$1,738.06
2024	1	1272	6989849	City Parks and Rec - After School Youth Program	05D	LMC	\$631.64
2024	1	1272	6990452	City Parks and Rec - After School Youth Program	05D	LMC	\$644.98
2024	1	1272	6998532	City Parks and Rec - After School Youth Program	05D	LMC	\$826.86
2024	1	1272	7013433	City Parks and Rec - After School Youth Program	05D	LMC	\$1,944.37
2024	1	1272	7027537	City Parks and Rec - After School Youth Program	05D	LMC	\$580.25
2024	1	1272	7045876	City Parks and Rec - After School Youth Program	05D	LMC	\$1,564.74
2024	1	1272	7053222	City Parks and Rec - After School Youth Program	05D	LMC	\$1,305.48
2024	1	1276	7028661	Kzoo Friends of Rec - Youth Recreation Financial Assistance	05D	LMC	\$7,406.00
					05D	Matrix Code	\$56,233.84
2024	3	1274	6970421	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$36,062.63
2024	3	1274	6978666	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$51,671.03
2024	3	1274	7002576	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$36,898.75
2024	3	1274	7021334	City Public Safety - Crime Awareness and Prevention	05I	LMA	\$25,367.59
					05I	Matrix Code	\$150,000.00
2022	6	1155	6914997	KNHS Down Payment Assistance	13B	LMH	\$13,341.82
2022	6	1155	6936600	KNHS Down Payment Assistance	13B	LMH	\$2,613.46
2022	6	1155	6948548	KNHS Down Payment Assistance	13B	LMH	\$18,389.78



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	6	1155	6959793	KNHS Down Payment Assistance	13B	LMH	\$6,181.93
					13B	Matrix Code	\$40,526.99
2022	5	1148	6936603	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$2,352.14
2022	5	1148	6948484	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$32.00
2022	5	1148	6957641	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$371.26
2022	5	1148	6968931	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$1,069.05
2022	5	1148	6977098	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$298.16
2022	5	1148	6988894	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$2,235.27
2022	5	1148	6998359	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$3,251.73
2022	5	1148	7013436	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$9,855.49
2022	5	1148	7027540	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$2,333.74
2022	5	1148	7030249	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$29.84
2022	5	1148	7043236	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$6,127.37
2022	5	1148	7053205	Community Homeworks Code Enforcement Repair Program	14A	LMH	\$10,535.01
2022	8	1142	6936585	Senior Services Home Repair for the Elderly	14A	LMH	\$8,276.09
2023	2	1255	6954668	KNHS - Roof Replacement Program	14A	LMH	\$9,727.74
2023	2	1255	6957655	KNHS - Roof Replacement Program	14A	LMH	\$19,634.74
2023	2	1255	6977084	KNHS - Roof Replacement Program	14A	LMH	\$1,841.20
2023	2	1255	6988819	KNHS - Roof Replacement Program	14A	LMH	\$32,189.02
2023	2	1259	6936604	Community Homeworks Critical Repair Program	14A	LMH	\$13,628.66
2023	2	1259	6950469	Community Homeworks Critical Repair Program	14A	LMH	\$8,207.66
2023	2	1259	6957645	Community Homeworks Critical Repair Program	14A	LMH	\$8,770.92
2023	2	1259	6968930	Community Homeworks Critical Repair Program	14A	LMH	\$22,856.65
2023	2	1259	6978660	Community Homeworks Critical Repair Program	14A	LMH	\$45,244.99
2023	2	1259	6988887	Community Homeworks Critical Repair Program	14A	LMH	\$51,582.05
2023	2	1259	7002596	Community Homeworks Critical Repair Program	14A	LMH	\$15,463.27
2023	2	1259	7013365	Community Homeworks Critical Repair Program	14A	LMH	\$38,051.45
2023	2	1259	7021329	Community Homeworks Critical Repair Program	14A	LMH	\$26,996.58
2023	2	1259	7044943	Community Homeworks Critical Repair Program	14A	LMH	\$6,425.58
2023	2	1259	7054993	Community Homeworks Critical Repair Program	14A	LMH	\$7,073.89
2023	2	1260	6936592	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$4,358.86
2023	2	1260	6948558	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$9,342.12
2023	2	1260	6959787	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$2,067.95
2023	2	1260	6968895	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$2,329.04
2023	2	1260	6980735	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$27,497.41
2023	2	1260	6988898	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$28,723.03
2023	2	1260	7002586	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$8,835.53
2023	2	1260	7013715	Milestone Senior Services - Elderly Home Repair	14A	LMH	\$4,346.06
2024	2	1275	6977095	KNHS Roof Replacement Program	14A	LMH	\$2,182.85
2024	2	1275	6978678	KNHS Roof Replacement Program	14A	LMH	\$4,063.17
2024	2	1275	6997630	KNHS Roof Replacement Program	14A	LMH	\$4,297.13
2024	2	1275	6998354	KNHS Roof Replacement Program	14A	LMH	\$13,391.42
2024	2	1275	7013464	KNHS Roof Replacement Program	14A	LMH	\$2,547.17
2024	2	1275	7013466	KNHS Roof Replacement Program	14A	LMH	\$2,625.78
2024	2	1275	7021310	KNHS Roof Replacement Program	14A	LMH	\$2,648.12
2024	2	1275	7021315	KNHS Roof Replacement Program	14A	LMH	\$3,721.69
2024	2	1275	7028664	KNHS Roof Replacement Program	14A	LMH	\$1,757.84
2024	2	1275	7030243	KNHS Roof Replacement Program	14A	LMH	\$11,788.86
2024	2	1275	7043220	KNHS Roof Replacement Program	14A	LMH	\$17,561.34
2024	2	1275	7053157	KNHS Roof Replacement Program	14A	LMH	\$3,552.79
2024	2	1275	7055513	KNHS Roof Replacement Program	14A	LMH	\$15,301.66
2024	2	1280	7013460	Milestone Senior Services Home Repair for the Elderly	14A	LMH	\$665.28
2024	2	1280	7021326	Milestone Senior Services Home Repair for the Elderly	14A	LMH	\$12,789.48
2024	2	1280	7043293	Milestone Senior Services Home Repair for the Elderly	14A	LMH	\$10,751.13
2024	2	1280	7044947	Milestone Senior Services Home Repair for the Elderly	14A	LMH	\$7,586.08
2024	2	1280	7054988	Milestone Senior Services Home Repair for the Elderly	14A	LMH	\$10,051.71
2024	2	1284	7053206	Community Homeworks Critical Repair Program	14A	LMH	\$21,495.38
					14A	Matrix Code	\$590,740.43
2023	2	1267	6914989	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$16,850.00
2023	2	1267	6949556	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$14,895.00
2023	2	1267	6988828	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$25,105.00
2023	2	1267	7003436	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$31,350.00
2023	2	1267	7021305	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$18,420.00
2023	2	1267	7045924	KNHS - Lead Based Paint Hazard Reduction - Owner Occupied	14I	LMH	\$10,000.00
2023	2	1268	6977107	KNHS - Lead Based Paint Hazard Reduction - Renter Occupied	14I	LMH	\$30,000.00
2023	2	1268	6978668	KNHS - Lead Based Paint Hazard Reduction - Renter Occupied	14I	LMH	\$14,585.00
2023	2	1268	6989859	KNHS - Lead Based Paint Hazard Reduction - Renter Occupied	14I	LMH	\$750.00
					14I	Matrix Code	\$161,955.00
2023	3	1251	6931092	City CPED - Code Enforcement	15	LMA	\$44,045.77
2023	3	1251	6940325	City CPED - Code Enforcement	15	LMA	\$35,077.64



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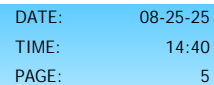
Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	3	1251	6949565	City CPED - Code Enforcement	15	LMA	\$38,870.09
2023	3	1251	6961947	City CPED - Code Enforcement	15	LMA	\$37,085.80
2023	3	1251	6970866	City CPED - Code Enforcement	15	LMA	\$20,069.62
2024	3	1273	6971479	City CPED - Code Enforcement	15	LMA	\$19,627.47
2024	3	1273	6999670	City CPED - Code Enforcement	15	LMA	\$23,125.37
2024	3	1273	7003358	City CPED - Code Enforcement	15	LMA	\$39,374.92
2024	3	1273	7003365	City CPED - Code Enforcement	15	LMA	\$45,170.98
2024	3	1273	7015600	City CPED - Code Enforcement	15	LMA	\$36,329.74
2024	3	1273	7044213	City CPED - Code Enforcement	15	LMA	\$32,899.97
2024	3	1273	7045927	City CPED - Code Enforcement	15	LMA	\$32,577.79
2024	3	1273	7055007	City CPED - Code Enforcement	15	LMA	\$30,115.96
Total					15	Matrix Code	\$434,371.12
							\$1,836,874.83

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	2	1279	7013456	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$2,780.00
2024	2	1279	7021323	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$1,704.00
2024	2	1279	7030465	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$704.00
2024	2	1279	7043288	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$2,912.00
2024	2	1279	7053209	No	Legal Aid of Western MI - Housing Legal Services	B22MC260022	EN	05C	LMC	\$959.00
									Matrix Code	\$9,059.00
2023	1	1250	6931063	No	City Parks and Rec - After School Youth Program	B23MC260022	EN	05D	LMC	\$1,425.00
2023	1	1250	6940331	No	City Parks and Rec - After School Youth Program	B23MC260022	EN	05D	LMC	\$2,461.36
2023	1	1256	6936578	No	Charlie's PLACE Youth Development	B23MC260022	EN	05D	LMC	\$4,230.00
2023	1	1257	6936582	No	Action Matters - Smart Moves	B23MC260022	EN	05D	LMC	\$10,000.00
2023	1	1258	6936588	No	Kzoo Friends of Rec - Youth Recreation Financial Assistance	B23MC260022	EN	05D	LMC	\$19,578.00
2024	1	1272	6947791	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$857.85
2024	1	1272	6959144	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$1,039.25
2024	1	1272	6969065	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$1,738.06
2024	1	1272	6989849	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$631.64
2024	1	1272	6990452	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$644.98
2024	1	1272	6998532	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$826.86
2024	1	1272	7013433	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$1,944.37
2024	1	1272	7027537	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$580.25
2024	1	1272	7045876	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$1,564.74
2024	1	1272	7053222	No	City Parks and Rec - After School Youth Program	B24MC260022	EN	05D	LMC	\$1,305.48
2024	1	1276	7028661	No	Kzoo Friends of Rec - Youth Recreation Financial Assistance	B24MC260022	EN	05D	LMC	\$7,406.00
									Matrix Code	\$56,233.84
2024	3	1274	6970421	No	City Public Safety - Crime Awareness and Prevention	B24MC260022	EN	05I	LMA	\$36,062.63
2024	3	1274	6978666	No	City Public Safety - Crime Awareness and Prevention	B24MC260022	EN	05I	LMA	\$51,671.03
2024	3	1274	7002576	No	City Public Safety - Crime Awareness and Prevention	B24MC260022	EN	05I	LMA	\$36,898.75
2024	3	1274	7021334	No	City Public Safety - Crime Awareness and Prevention	B24MC260022	EN	05I	LMA	\$25,367.59
									Matrix Code	\$150,000.00
Total										\$215,292.84

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	4	1271	6947786	City CPED - CDBG Administration	21A		\$30,373.87
2024	4	1271	6949509	City CPED - CDBG Administration	21A		\$16,352.17
2024	4	1271	6959130	City CPED - CDBG Administration	21A		\$21,832.77
2024	4	1271	6971497	City CPED - CDBG Administration	21A		\$26,592.52
2024	4	1271	6981116	City CPED - CDBG Administration	21A		\$37,760.40
2024	4	1271	6989912	City CPED - CDBG Administration	21A		\$580.00
2024	4	1271	6993697	City CPED - CDBG Administration	21A		\$23,910.70
2024	4	1271	6999680	City CPED - CDBG Administration	21A		\$28,242.46
2024	4	1271	7013435	City CPED - CDBG Administration	21A		\$26,041.64
2024	4	1271	7030457	City CPED - CDBG Administration	21A		\$30,681.45
2024	4	1271	7044201	City CPED - CDBG Administration	21A		\$26,404.56
2024	4	1271	7054986	City CPED - CDBG Administration	21A		\$49,227.46
						Matrix Code	\$318,000.00



Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
Total							\$318,000.00



**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	1,441,519.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	1,441,519.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,377,009.99
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	64,509.01
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	1,441,519.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	0.00

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,182,146.49
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	1,182,146.49
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	1,377,009.99
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	85.85%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	1,179,280.00
17 CDBG-CV GRANT	1,441,519.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	81.81%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	64,509.01
20 CDBG-CV GRANT	1,441,519.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	4.48%



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LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	37	1149	6762450	HRI - Rental CDBG-CV	05Q	LMC	\$208,980.00
			6788731	HRI - Rental CDBG-CV	05Q	LMC	\$206,584.05
			6804751	HRI - Rental CDBG-CV	05Q	LMC	\$335,008.03
			6820017	HRI - Rental CDBG-CV	05Q	LMC	\$201,557.52
			6827587	HRI - Rental CDBG-CV	05Q	LMC	\$91,327.00
			6853009	HRI - Rental CDBG-CV	05Q	LMC	\$16,233.00
			6867641	HRI - Rental CDBG-CV	05Q	LMC	\$2,590.40
			6934194	HRI - Rental CDBG-CV	05Q	LMC	\$7,769.00
			6942801	HRI - Rental CDBG-CV	05Q	LMC	\$33,669.00
			6954859	HRI - Rental CDBG-CV	05Q	LMC	\$25,115.00
			6968894	HRI - Rental CDBG-CV	05Q	LMC	\$21,238.00
			6977165	HRI - Rental CDBG-CV	05Q	LMC	\$4,209.00
	38	1088	6590284	Senior Services CDBG-CV	05A	LMC	\$3,968.75
			6590297	Senior Services CDBG-CV	05A	LMC	\$8,837.50
			6613859	Senior Services CDBG-CV	05A	LMC	\$11,850.00
			6613862	Senior Services CDBG-CV	05A	LMC	\$343.75
	39	1245	6837936	CV - Shop Boss Bae Bundles	18A	LMA	\$2,866.49
Total							\$1,182,146.49

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	37	1149	6762450	HRI - Rental CDBG-CV	05Q	LMC	\$208,980.00
			6788731	HRI - Rental CDBG-CV	05Q	LMC	\$206,584.05
			6804751	HRI - Rental CDBG-CV	05Q	LMC	\$335,008.03
			6820017	HRI - Rental CDBG-CV	05Q	LMC	\$201,557.52
			6827587	HRI - Rental CDBG-CV	05Q	LMC	\$91,327.00
			6853009	HRI - Rental CDBG-CV	05Q	LMC	\$16,233.00
			6867641	HRI - Rental CDBG-CV	05Q	LMC	\$2,590.40
			6934194	HRI - Rental CDBG-CV	05Q	LMC	\$7,769.00
			6942801	HRI - Rental CDBG-CV	05Q	LMC	\$33,669.00
			6954859	HRI - Rental CDBG-CV	05Q	LMC	\$25,115.00
			6968894	HRI - Rental CDBG-CV	05Q	LMC	\$21,238.00
			6977165	HRI - Rental CDBG-CV	05Q	LMC	\$4,209.00
	38	1088	6590284	Senior Services CDBG-CV	05A	LMC	\$3,968.75
			6590297	Senior Services CDBG-CV	05A	LMC	\$8,837.50



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## KALAMAZOO, MI

Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
-----	-----	-----	-----	-----
1998	12.5 %	\$808,390.00	\$728,290.00	\$91,036.25
1999	12.5 %	\$1,250,132.00	\$1,139,263.00	\$142,407.87
2000	12.5 %	\$388,307.00	\$293,555.00	\$36,694.37
2001	12.5 %	\$908,925.50	\$833,425.50	\$104,178.18
2002	12.5 %	\$331,871.48	\$326,871.48	\$40,858.93
2003	12.5 %	\$997,606.07	\$702,702.94	\$87,837.86
2004	12.5 %	\$1,234,478.69	\$1,203,064.65	\$150,383.08
2005	12.5 %	\$1,116,713.39	\$965,317.00	\$120,664.62
2006	12.5 %	\$1,239,173.09	\$1,124,697.18	\$140,587.14
2007	12.5 %	\$349,008.42	\$293,306.00	\$36,663.25
2008	12.5 %	\$295,674.52	\$234,594.50	\$29,324.31
2009	12.5 %	\$717,325.27	\$569,821.30	\$71,227.66
2010	0.0 %	\$328,783.42	\$218,254.50	\$0.00
2011	12.5 %	\$1,313,815.15	\$1,177,242.53	\$147,155.31
2012	0.0 %	\$1,429,600.01	\$1,346,538.04	\$0.00
2013	0.0 %	\$695,638.42	\$626,565.50	\$0.00
2014	0.0 %	\$756,101.47	\$679,412.54	\$0.00

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2015	0.0%	\$362,959.85	\$287,835.93	\$0.00
2016	0.0%	\$588,965.18	\$548,764.42	\$0.00
2017	0.0%	\$485,163.48	\$439,465.72	\$0.00
2018	0.0%	\$126,502.50	\$109,721.21	\$0.00
2019	0.0%	\$163,530.78	\$163,530.78	\$0.00
2020	0.0%	\$423,464.20	\$377,555.98	\$0.00
2021	0.0%	\$202,990.89	\$188,597.27	\$0.00
2022	0.0%	\$185,890.28	\$163,481.25	\$0.00
2023	0.0%	\$142,093.33	\$124,218.29	\$0.00
2024	0.0%	\$983,217.06	\$929,701.06	\$0.00

## HOME Match Report

**U.S. Department of Housing and Urban Development**  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 12/31/2012)

## Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	Amount
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
2012	100
2013	100
2014	100
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2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100

1. Participant No. (assigned by HUD) M-24-MC-26-0207	2. Name of the Participating Jurisdiction City of Kalamazoo		3. Name of Contact (person completing this report) Julie Johnston
5. Street Address of the Participating Jurisdiction 241 West South Street			4. Contact's Phone Number (include area code) 269-337-8210
6. City Kalamazoo	7. State MI	8. Zip Code 49007	

## Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	\$371,655	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	\$16,823,817	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$17,195,472
4. Match liability for current Federal fiscal year			\$0
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$17,195,472

## Part III Match Contribution for the Federal Fiscal Year

[illegible]

Ad Content Proof

**CITY OF KALAMAZOO  
NOTICE OF AVAILABILITY  
PY2024 CONSOLIDATED  
ANNUAL PERFORMANCE  
EVALUATION REPORT  
15-DAY PUBLIC  
COMMENT PERIOD AND  
PUBLIC HEARING NOTICE**

The City of Kalamazoo is announcing the public availability of its evaluation report concerning the use of federal resources provided by the U.S. Department of Housing and Urban Development (HUD) for public comment. Each year, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD to describe activities accomplished during the program year. The report covers the period of July 1, 2024 – June 30, 2025.

All interested parties are invited to provide comment from 8:00 a.m., September 1, 2025 through 5:00 p.m., September 15, 2025. A draft version of the CAPER will be available on the city's website under **Community Development Plans & Reports** at:

[www.kalamazoocity.org/  
Community/Community-  
Development-Housing-  
Programs/Community-  
Development-Plans-Reports](http://www.kalamazoocity.org/Community/Community-Development-Housing-Programs/Community-Development-Plans-Reports)

Or, at the Community Planning and Economic Development (CPED) office, 245 N. Rose St, Suite 100 for public review. Written comments concerning the report may be provided during this same time period via mail to CPED at 245 N. Rose St, Suite 100, Kalamazoo, MI. 49007, or via email to [johnstonj@kalamazoocity.org](mailto:johnstonj@kalamazoocity.org).

A public hearing regarding the Program Year 2024 CAPER will be held on **Monday, September 15, 2025 at 7:00 p.m.** before the City Commission at City Hall, 241 West South Street. Public comments on the CAPER are welcome at this hearing.

For further information, please contact Julie Johnston at [johnstonj@kalamazoocity.org](mailto:johnstonj@kalamazoocity.org) or (269) 337-8210.